

It all begins at the
Center.



CITY OF LAS VEGAS



Las Vegas – The Real Story “It All Begins at the Center”

June 4, 2008

Redevelopment Agency Presentation

CITY OF LAS VEGAS



Downtown Developments

Union Park District

CITY OF LAS VEGAS

Downtown Developments



World Market Center

Phase One:

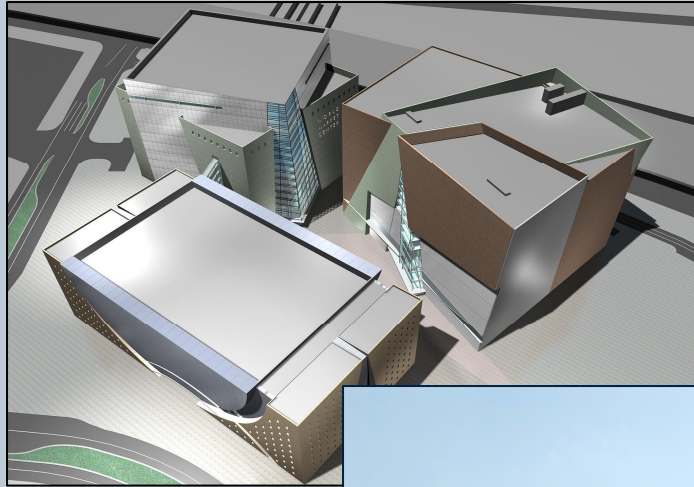
- 1.35M S.F.
- Complete

Phase Two:

- 1.6 M S.F.
- Complete

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Downtown Developments



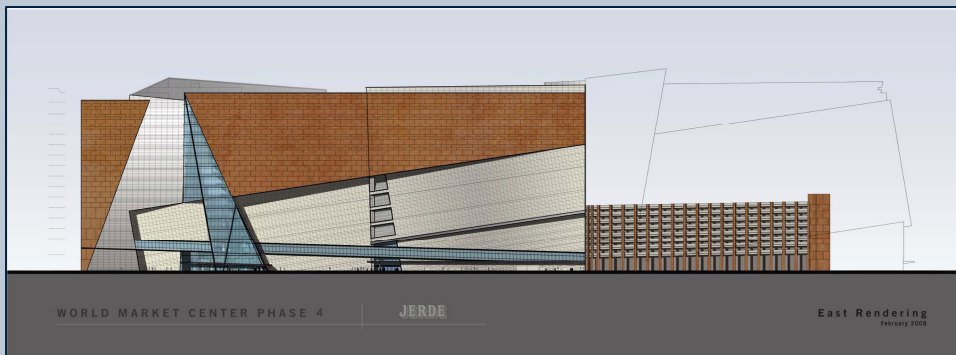
World Market Center

Phase Three:

- 2.1 Million S.F.
- Under Construction
- Parking Garage: 3606 spaces
- Surface Parking for all phases - 881 spaces

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Downtown Developments



World Market Center

Phase Four:

- 1.1 Million S.F.
- Building D Connects with Building C
- Construction Start: Late 2008
- Completion: 2010

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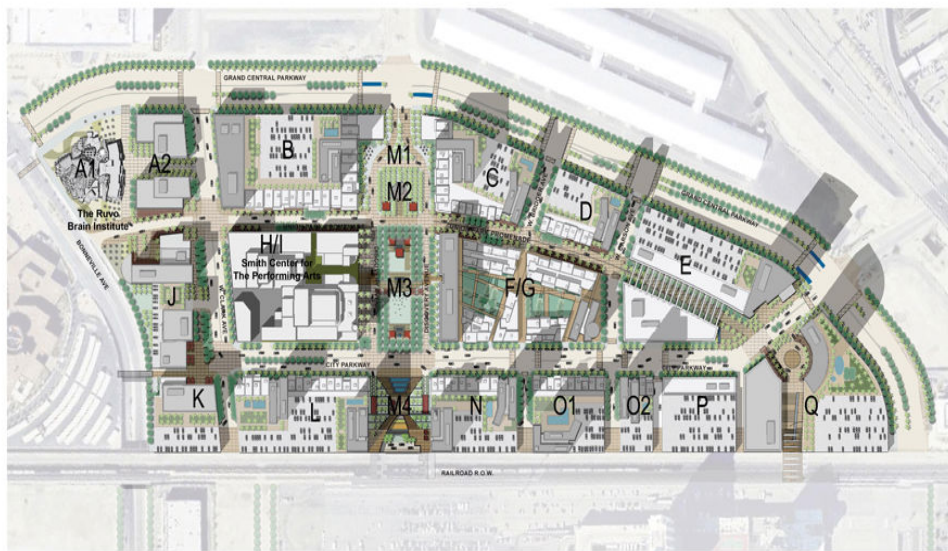
World Market Center

- All Phases
- 12 Million S. F.
- 2013 Estimated Completion

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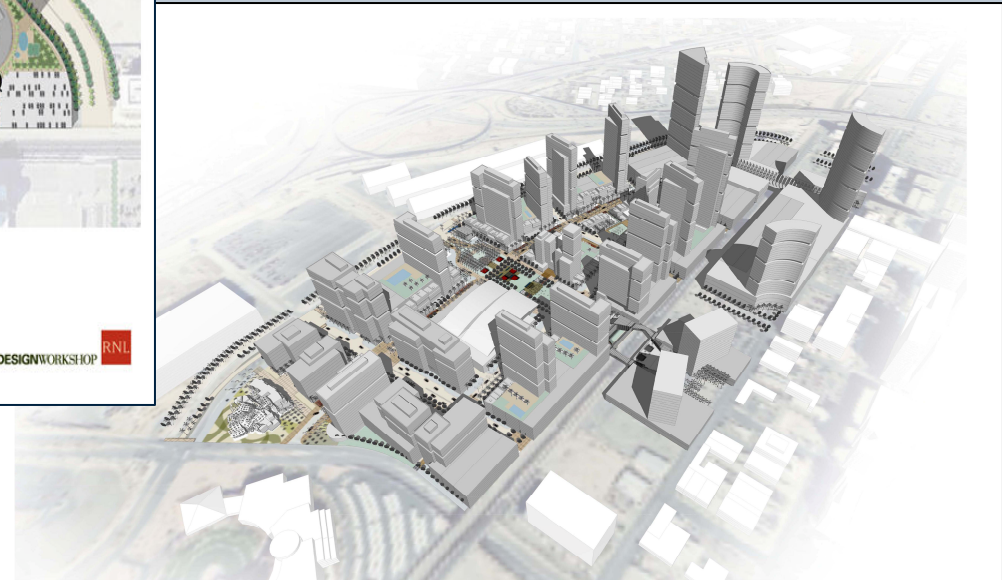
Downtown Developments

Union Park



Union Park
Communities City of Las Vegas
UPDATED MASTER PLAN

DESIGNWORKSHOP RNL



Union Park
Newland Communities • City of Las Vegas
Birds Eye Perspective

DESIGNWORKSHOP RNL

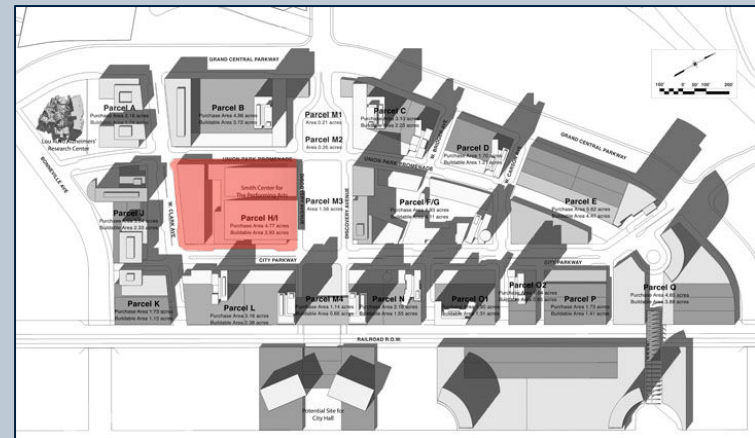
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Smith Center for the Performing Arts

- 2008 Start
- 2011 Est. Completion
- Valued at \$500M

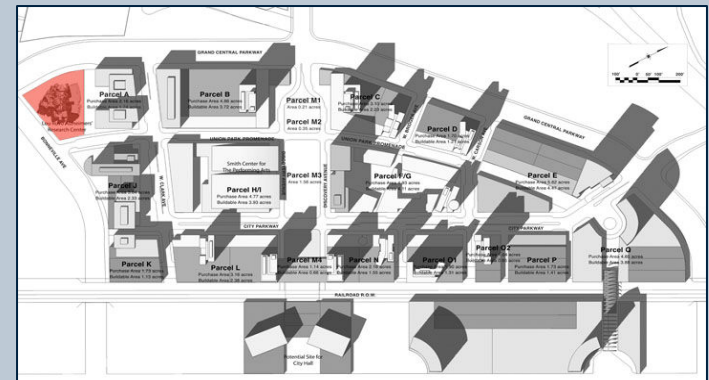


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**Lou Ruvo
Brain Institute**
Under Construction
Open Early 2010



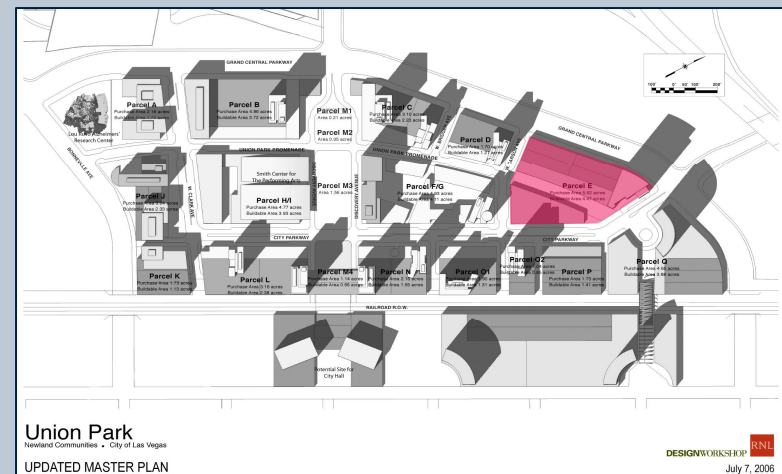
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Downtown Developments



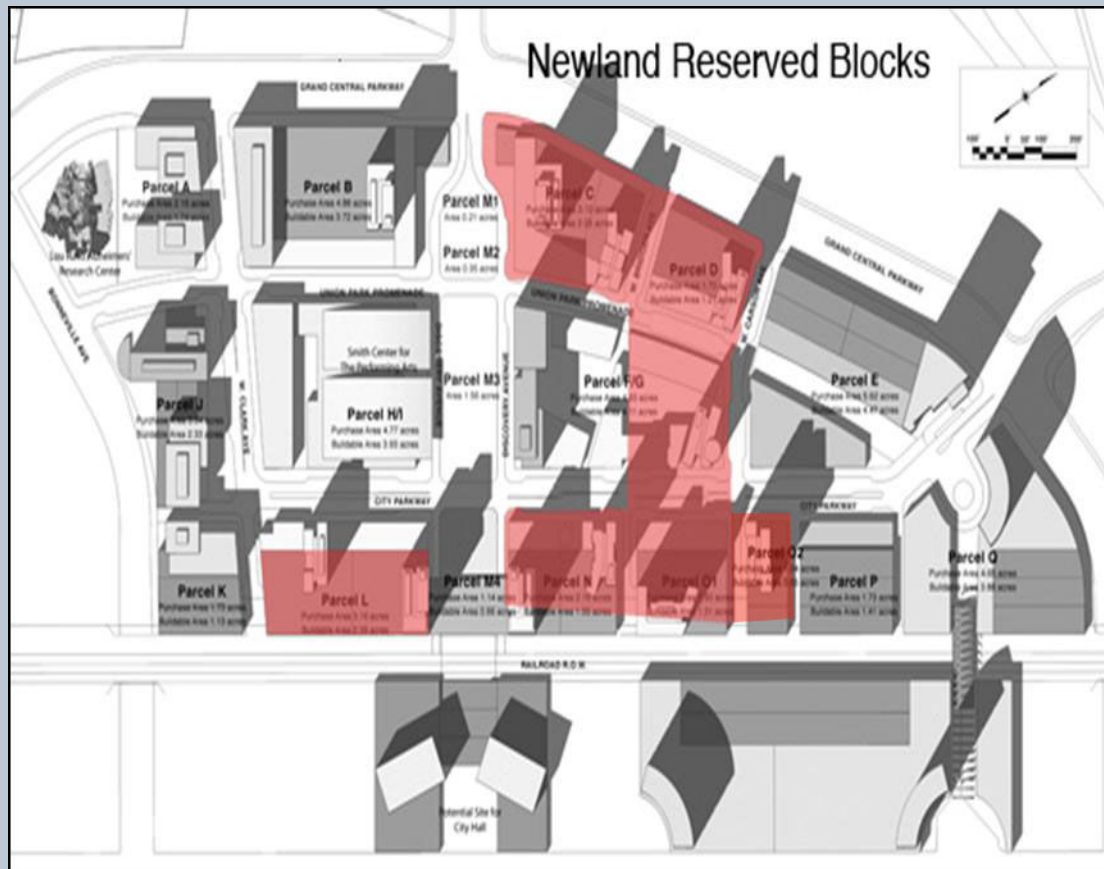
World Jewelry Center

2008-09 Start



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Newland Communities Properties

Seven Blocks

3,200+ Residential
Units

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Charlie Palmer Boutique Hotel

2009 Start



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Parcel B

Available

Out for Bid
Under RFP

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Parcel F

Newland Residential

Mixed-Use, Including
Ground-Floor Retail

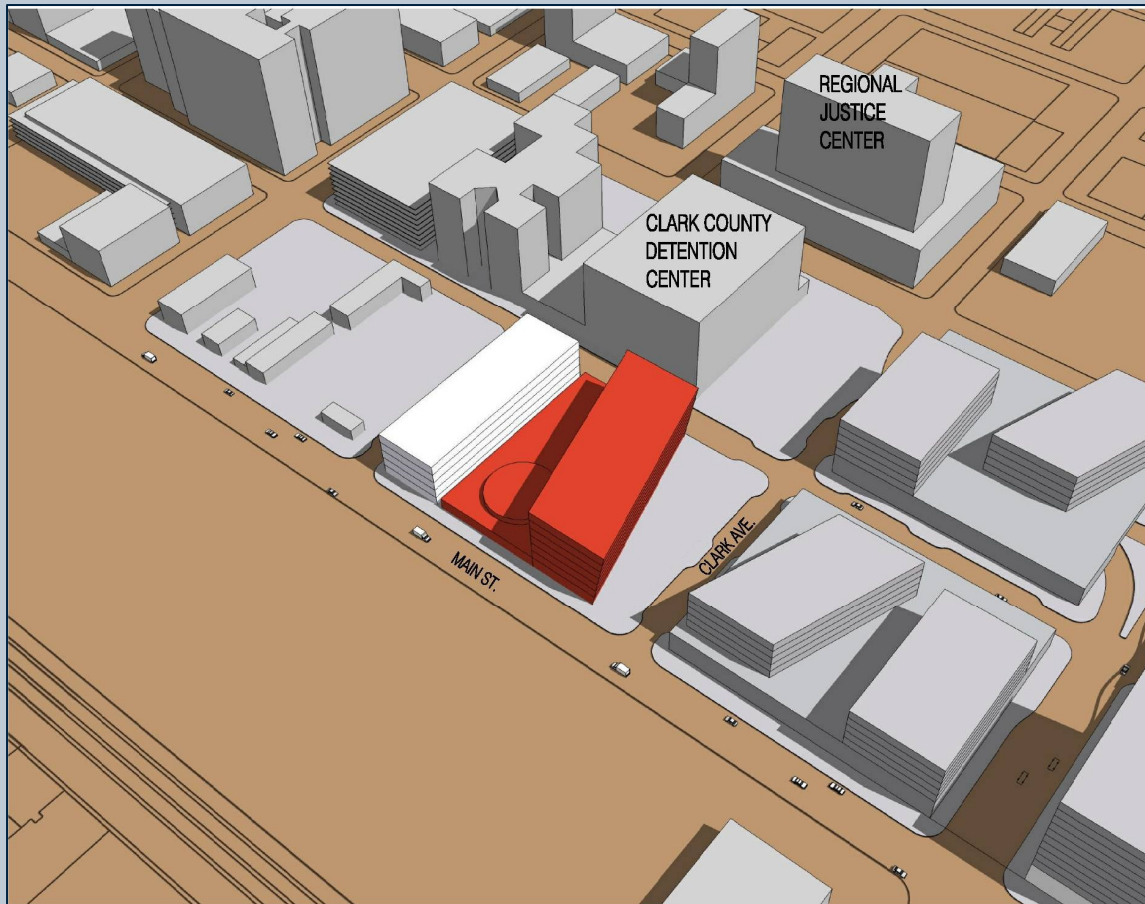
Townhouses

Mid-Rise Condos

High-Rise Condos

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Downtown Developments



LiveWork
Las Vegas

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Downtown Developments

LiveWork Las Vegas

Ongoing Work: Now - July 10

- Property Rights Agreements Resulting From Bonneville-Clark Couplet
- Exclusive Negotiation Agreement for Back-up Rights To Parcels C, D, E, F, G
- Exhibits to the Purchase Option Agreement
- Exploring Two Off-Site Options for City Hall Parking Demand
- Resolving Utility Relocations for Queen of Hearts Block
- Completing Draft Agreements for Transaction Documents

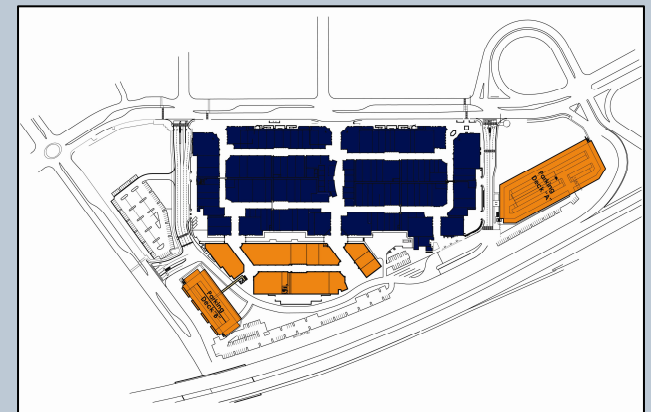
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Downtown Developments

Las Vegas Premium Outlets Expansion

Grand Central &
Bonneville Avenue

1,105 Spaces
104,000 S.F. of New Retail



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Molasky Corporate Center

Parkway Center:

F Street & Ogden Avenue

Class “A” Office

Ground-Floor Retail/
Health Club

285,000 S. F.

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Downtown Developments



Grand Central Hotel

2,500 Rooms

Grand Central Parkway
& Charleston Boulevard



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Downtown Developments

Commercial & Residential Projects

- 84 Projects Completed
- 176 Projects Under Construction, Pending Regulation & Planned
- \$15 Billion Pending/Planned

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Downtown Developments



Soho Lofts (Cherry Development)

Las Vegas Boulevard &
Hoover Avenue

120 Units

Project Complete

Retail Projects Underway

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Downtown Developments



Newport Lofts (Cherry Development)

Casino Center Boulevard
& Hoover Avenue

168 Units

104 Sold

Complete

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Downtown Developments



Allure Tower I

Sahara Avenue &
Las Vegas Boulevard

428 Units

363 Sold

Construction Complete

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Downtown Developments



juhl (CityMark)

Fourth Street &
Bonneville Avenue

341 Units

230 Sold

Open Summer 2008

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Downtown Developments



Streamline Tower

Las Vegas Boulevard &
Ogden Avenue

275 Units

156 Sold



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Downtown Developments



The Avenue

621 S. Tonopah Drive

5 Residential Units
& 1 Office Unit

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Downtown Developments



Urban Lofts

11th Street &
Carson Avenue

30 Units

22 Sold

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Urban Lofts

Fremont Street &
Bruce Street

70 Units Total

21 Under Construction

7 Sold

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L' Octaine

801 Las Vegas Blvd. S.

51 Units Total

Completed

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City Centre Apartments

811 Bridger Ave.

300 Units Total

Completed

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Downtown Developments



Campaigne Place

211 N. Eighth St.

320 Units Total

Completed

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Entertainment

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Downtown Developments



Fremont East
District

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Downtown Developments



Fremont East

The Hive



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Downtown Developments



Fremont East

Beauty Bar

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Downtown Developments



Fremont East

The Griffin



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Fremont East
Downtown Cocktail Room
Las Vegas Boulevard

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Fremont East

601 Fremont



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The Block

Third Street

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The Pint Hennessey's Tavern

425 Fremont St.

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Mickie Finnz

425 Fremont St.

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Canyon Club

Four Queens

202 Fremont St.

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Fremont Square

Taste of California



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Fremont Square

Sushi Hama



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Redevelopment Projects
East and West Las Vegas

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Senior Housing Alpha Omega

1501 N. Decatur Blvd.

Land Use Entitlements
to Planning Commission
in June 2008

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Edmond Town Center

West Las Vegas

Owens Avenue & H Street



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Bank of America NE Corner of MLK & Washington



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Ahern Tower

Southwest Corner of MLK
& Bonanza Road

Entitled

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Moulin Rouge

Bonanza Corridor

Hotel/Casino

Entitled 04/02/2008
by City Council

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Enterprise Park

1. Bank of America (West LV)
2. Cox Regional Headquarters
3. Grocery Store/Retail Center
4. Expertise School of Beauty
5. FBI Regional Headquarters
6. Foundation for Independent Tomorrow
7. McDonald's
8. Metro Bolden Station
9. Post Office
10. Eight-Acre Development Site
11. RLT Corporation
12. Unique Enterprises
13. UMC Quick Care
14. Urban Chamber of Commerce

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Downtown Developments



**RLT Corp.
Office/Training**

Enterprise Park

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**Stella Lake
Office (FBI)**

Enterprise Park

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Cox Regional Headquarters

1700 Vegas Drive

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Downtown Developments



Urban Chamber of Commerce

Enterprise Park

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Downtown Developments



**Expertise
School
of Beauty**
Enterprise Park

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Downtown Developments



Foundation
for an
Independent
Tomorrow

Enterprise Park

Grand Opening: June 12

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Enterprise Park

Available 7.15-Acre Site

(Noted in red at left)

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Downtown Developments

Downtown Casinos

Overview

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Downtown Developments

Casino Revitalization

El Cortez



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Downtown Developments



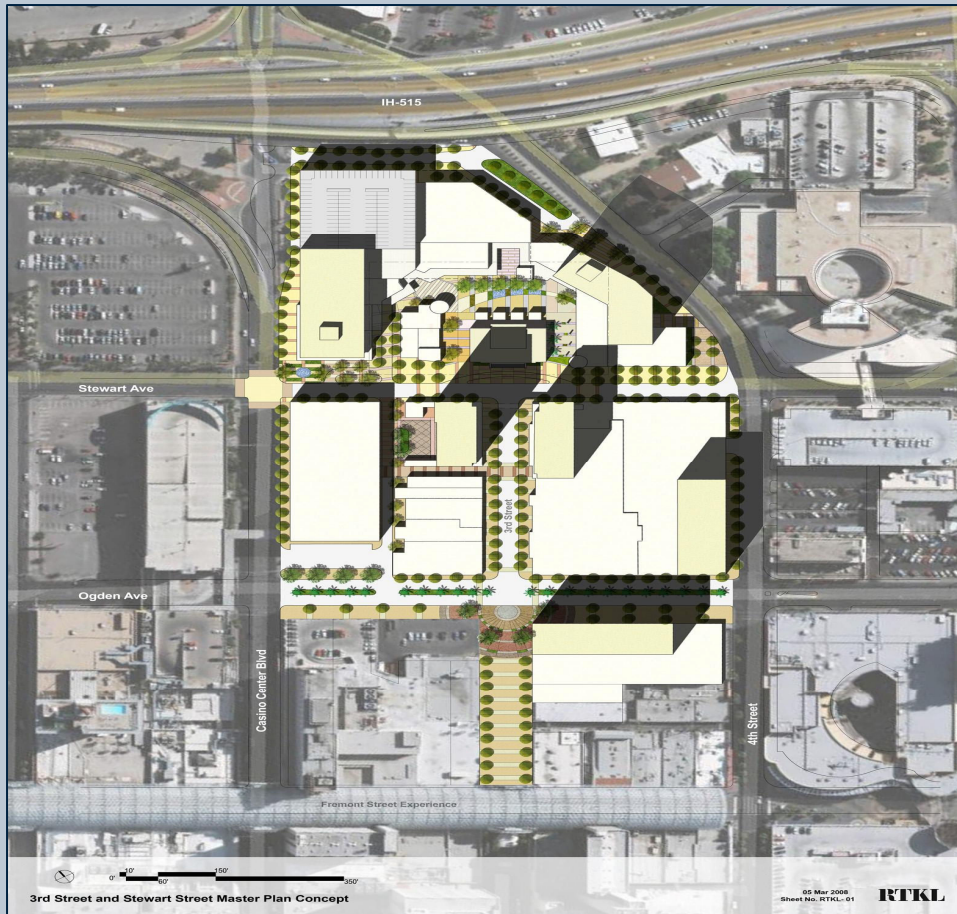
Casino Revitalization

Golden Nugget



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Downtown Developments



CIM/Lady Luck Post Office Block

Fourth Street &
Stewart Avenue



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Downtown Developments

Redevelopment Projects - Other

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Downtown Developments



Historic Fifth Street School

Clark Avenue &
Las Vegas Boulevard



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Downtown Developments



Historic Fifth Street School

Clark Avenue &
Las Vegas Boulevard



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Downtown Developments



**Callister
Reynolds
Law Office**

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Downtown Developments



Studio 810

Received Final
Certificate of Occupancy

Used VIP for
Signage/Facade

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Bulldog Site

Clark Avenue &
Las Vegas Boulevard

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Downtown Developments

RTC Design



PERSPECTIVE- AERIAL VIEW

PERSPECTIVE VIEWS

Foot

CENTRAL CITY TRANSFER BUS TERMINAL
RTC

CONCEPTUAL DESIGN

DATE: 04-04-2008 SHEET: 9 OF 17 SH PROJECT NO.: 070019



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Bus Rapid Transit

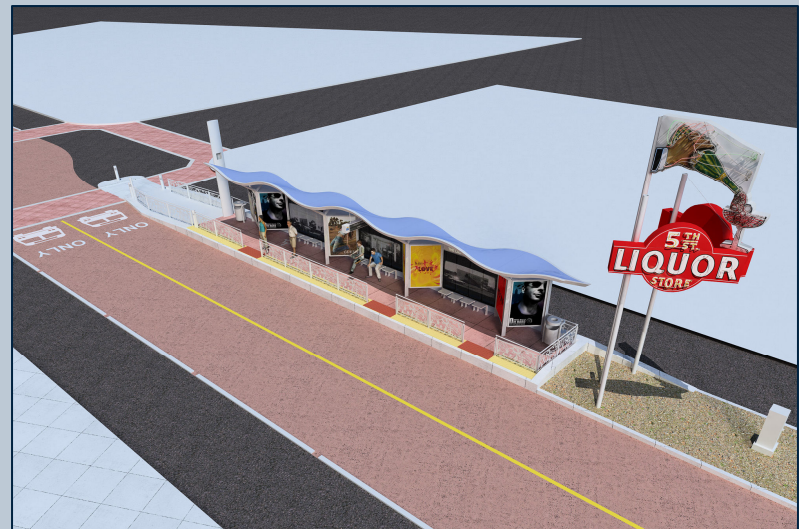


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Downtown Developments



Bus Rapid Transit



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- **Attract Quality Retail Tenants,
national and homegrown**
- **Assist Developers fill Ground Floor
Retail Shops**
- **Attract a downtown grocery store**



Downtown Retail Attraction Program Offering

- **Business Incentive Programs**
- **Expedited City Assistance within the RDA**
- **Market Information**
- **Business Retention Assistance**



Streamline
Ground-Floor
Retail
Las Vegas Boulevard

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Center.



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